



SAINT
LOUIS
COUNTY
MINNESOTA

Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
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Contract #: C22160120

Tract #: 23

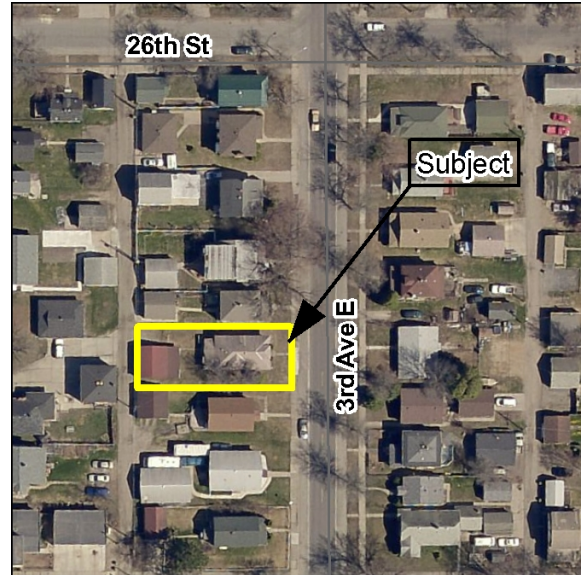
Parcel Code(s): 140-0130-03470

Physical Address or Location:

2617 East 3rd Avenue, Hibbing

Legal Description (s):

LOTS 23 AND 24, BLOCK 13, KOSKIVILLE HIBBING



Approximate Acres: 0.14000
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Zoning: Residential

Comments:

A 2 story single family home with a detached 2 stall garage located in the city of Hibbing. This +/- 50' x 125' parcel is zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of total lot area to meet standards. The first floor features a living and dining room, full kitchen, and a common room perfect for use as a home office. The second story contains two bedrooms, and a full bathroom. The detached 2 stall garage includes a screen porch enclosure attached to its east side. Check with the City of Hibbing for details regarding a pending assessment of \$3,525.56 that may be reinstated, and for any additional certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

Driving Directions:

While traveling on US Hwy - 169 in Hibbing, take the East 25th St. exit, and travel to the west for 0.70 of a mile until arriving at 3rd Ave. East. Turn south (left) onto 3rd Ave. East and travel 0.20 of a mile to the subject, which is located on the west (right) side of 3rd Ave. East at address 2617.

Land	\$6,500.00
Improvements	\$23,400.00
Assessments	\$0.00
Timber	\$0.00
Grand Total	\$29,900.00

Future Assesments	\$0.00
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Recorded Documents: (NOTE: This is not a complete list of recorded documents)